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## 3405 2 AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lethbridge, Alberta



**Listing ID:**  
32204

**MLS ID:**  
A2258685

**\$22**



 **DOUG MERESKA**  
 (403) 394-8239

 **AVISON YOUNG**  
 403-330-3338

 3405 2 Avenue S, Lethbridge , Alberta T1J 4V1

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 21
<b>Lease Amount</b> 22.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> C-H
<b>Subdivision</b> Wt Hill Business Park	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1999
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 9910304	<b>Building Area (Sq. Ft.)</b> 13705.00	<b>Building Area (Sq. M.)</b> 1273.23
<b>Lot Size (Sq. Ft.)</b> 65340	<b>Lot Size (Acres)</b> 1.50	<b>Lot Features</b> Paved
<b>Inclusions</b> None.	<b>Restrictions</b> None Known	<b>Reports</b> Title

The property includes: – Front showroom and sales office – Modern finishes with lots of large windows – Large automotive service shop and wash bay – Parts counter and customer waiting area – Second floor boardroom and office space – Warehouse part storage – Large parking lot with drainage Because there is limited large format vacancy in the Lethbridge market, this is a rare opportunity to lease a commercial space in the prime Lethbridge Auto Mall location with Highway 3 exposure and access. With ample staff and customer parking, the flexible site caters to a wide variety of tenants and uses. The area has a lot of customer draw with a complimentary co-tenancy within a 1 KM radius. To be respectful of the current operating tenant, please direct all tour requests and inquiries to your real estate agent. Thank you.

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